

Arlington Historic District Commissions

July 24, 2014
Whittemore Robbins House

Final & Approved Minutes

Commissioners D. Baldwin, M. Bush, B. Cohen, J. Cummings, S. Makowka,
J. Nyberg, M. Penzenik, J. Worden

Commissioners C. Barry, J. Black, C. Hamilton, M. Logan
Not Present:

Guests: W. Lara, L. Castellans, B. Davis, E. Peura, C. Byrnes

1. **AHDC Meeting Opens** 8:00pm
2. **Appointment of alternate Commissioners:**
Mt. Gilboa/Crescent Hill – B. Cohen, J. Cummings
Jason/Gray – M. Bush, B. Cohen, J. Cummings, S. Makowka
3. **Approval of draft minutes from June 26, 2014. B. Cohen moved approval with M. Bush revisions, seconded by J. Worden. Unanimous approval**
4. **Communications**
 1. Email re: 9 Montague Street new construction questions (old permitting)
 2. Call re: 26 Academy Street (Wright) questions on meeting deadlines
 3. Email requesting postponement of formal hearing for 37 Jason Street (Lees) to August meeting
 4. CONA application for 15 Montague Street for basement window renovations
 5. S. Makowka received communication from town GIS office
 6. J. Worden noted that Housing Corp. of Arlington purchased the building at corner of Park Ave. Ext. and Westmoreland Ave. and is proposing a 40B development. Discussion to reach out to HCA to work in partnership with us in development.
 7. Email from C. Kowalksi on establishment of Districts – C. Greeley to follow up
 8. B. Cohen and S. Makowka received emails re: 272 Broadway for monitor check-in
 9. Town website has eliminated C. Greeley and our link from the town website – C Greeley will work on correcting
 10. D. Baldwin sent email to Town Manager re: Academy Street work
5. **New Business**

Hearings (typically last around 20 minutes per application) 8:20pm

 1. **Formal Hearing: 81 Westminster Ave. (Lemire) re: solar panel installation.** The installer appearing on behalf of the applicant was not aware of the published Commission guidelines re: solar installation. Discussion about Commission requirement that the solar installation be a consistent color, i.e., no mixture of silver,

white & black, and that the panels color blend with the color of the shingles on the roof as much as possible. The installer noted that they had a panel that met these requirements. The Commission noted that the layout of solar panels as proposed appears to be consistent with guidelines. The installer stated that the panels would be installed on rails (approx. 4" from roof to bottom of panel). The panels themselves are 1 ½ inches thick, making the total offset from roof 5-6 inches to top of panel. Also, there is approximately a 12 inches setback from sides and top of the roof to the panels, with about 3 feet on the bottom. D. Baldwin asked about the location of the associated electrical panels. Reply: All electrical lines and boxes are located on the back of the house. S. Makowka noted that the proposed location is visible from the street, but is a side gable that is located very high up relative to the street. He doesn't have a problem with this location, contingent upon it being all black, consistent with roof color, and all electrical boxes and lines being located on the back of the house. B. Cohen moved approval of application with modifications that the panels, back-sheet and everything visible and the roof color be black, including mounting brackets, that the panels must be the same color as the roof shingles (to be replaced under a separate CONA), and that monitor must approve the panels prior to installation. Seconded by D. Baldwin. Unanimous approval. Monitor appointed M. Penzenik

2. **Formal Hearing: 37 Jason Street (Lees) re: exterior renovations** – postponed to August 28, 2014 meeting per applicant's request
3. **Informal hearing re: 26 Academy Street (Wright) re: exterior renovation projects.**
C. Wright present to discuss exterior renovation projects. Still plan to pursue garage as previously proposed but also interested in doing other external work on the house now. He spoke with MassSave about making the home more energy efficient. There are a number of basement windows that about a cement apron around the base of the house. He wants to replace them given where they are located. Two are visible on the 18th Century (North) portion of the house; two are covered in the Greek Revival house. Question is whether vinyl would ever be considered due to the location of the proposed windows. B. Cohen suggested that a clad window might be more appropriate and longer lasting in these locations. C. Wright also suggested that they are thinking about reconstructing a wraparound porch which they think was originally on the house. The existing front porch on the house is shoddy workmanship. There is a long cut section 4 ft wide along running board at corner, suggests that there might have been a wrap-around porch originally. This porch would also create a practical connection between the house and the garage. B. Cohen said there is plenty of precedent of wrap around porches on a Greek Revival house. C. Wright also asked about installing granite steps. There was a discussion about maintaining the traditional open porch with no railings which would be historically appropriate but might require some creative grading of the site. Also, there were discussions about the possibility of using fiberglass gutters, installation of air conditioning conduit on the back of the house, and how to vent the attic space in light of concerns of possible mold issues. The Commission suggested that that the homeowner talk with someone who specializes in roof ventilation issues. There was a question about the original windows and M. Penzenik suggested that they talk with companies who restore original windows and can fix a deteriorated sash. C Wright asked whether he should bring porch and garage issues together or separately. It was suggested that they be coordinated so that any issues could be better anticipated.

6. Other Business

- a. Preservation Loan Program Update – no update

- b. Outreach to Neighborhoods & Realtor – no update
- c. Discussion re: AHDC District Maps – Volunteers to go through maps for S. Makowka
- d. Review of Commissioner Attendance Jan. 2013-June 2014 – no update
- e. Possible 40B in Mt. Gilboa/Crescent Hill District – Commission to send welcome/informational letter to new owner of property in District.

7. OPEN FORUM

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation

1. **Re: 93 Crescent Hill Ave. (Peura) re: exterior stair renovations.** Homeowner would like to explore options for replacing deteriorated existing (non-original) staircase that accesses second floor unit. Question about whether a spiral staircase would be a viable option. Although not under our jurisdiction, the Commission wondered whether a spiral stair would meet code for exterior egress. Discussion among Commissioners about code requirements for both deck (which is likely does not up to code right now) and options for the stairs perhaps on different sides of the building. The homeowner replied that there was no other location for this 2nd egress. There were multiple questions about different location for the stairs to land. The homeowner said due to amount of ledge in yard the landing that is existing is really only place that stairs can land and the current staircase comes across a number of windows in the first floor unit. Would prefer to not block any windows if redoing staircase and deck. Applicant showed a number of photos of area being considered.
2. **re: 10 Jason Court (Byrnes).** Homeowners looking to put an awning on rear of house that may be minimally visible. The proposed dimensions are 18 feet by 9 feet to cover patio. B. Cohen said that it would be typical for houses from this period to have awnings. S. Makowka moved that given the minimal visibility of the location on back of house and style of the awning proposed that this application is so insubstantial so as to qualify for a 10 day COA. Seconded by B. Cohen. Unanimous approval. S. Makowka moved approval of application that was presented subject to the condition that the installation of the awning not damage or cause the removal of any existing exterior elements. D. Baldwin seconded. Unanimous approval. Monitor S. Makowka.

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)

10. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
11. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
12. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
13. 111 Pleasant Street (Frideau – 11-49) – Nyberg – COA (Fence)
14. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
15. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
16. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
17. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
18. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
19. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
20. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
21. 11 Wellington Street (Herold – 12-36P) – Makowka – CONA (Fence)
22. 10 Avon Place (Gnewuck – 12-37A) – Cohen – COA (Railing)
23. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
24. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)
25. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
26. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
27. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
28. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
29. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
30. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
31. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
32. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
33. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
34. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
35. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
36. 204 Pleasant Street (Sirah RT – 13-10P) – Penzenik – COA (Cupola/Windows)
37. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair)
38. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
39. 15 Wellington Street (Cohen – 13-28P) – Makowka – COA (gutters/fascia/soffits)
40. 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels)
41. 210 Pleasant Street (Hart – 13-30P) – Makowka – COA (solar panels)
42. 33 Gray Street (Lubar – 13-35J) – Makowka (CONA (stairs and deck)
43. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
44. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
45. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
46. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
47. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
48. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
49. 31 Central Street (Sampson/Cummings – 13-54C) – Makowka – COA (addition)
50. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
51. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
52. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
53. 216 Pleasant St. (Russell – 13-63P – Bush – COA (soffit vent)
54. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
55. 24 Central Street (Donelly/Fisher – 13-65C) – Makowka – CONA (porch/steps)
56. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
57. 7 Central Street (Sampson – 13-67C) – Makowka – CONA (solar panels)
58. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
59. 34 Academy Street (Ellison – 13-69P) – Penzenik – COA (windows, doors, deck)

60. 152 Pleasant Street (Niles – 13-70P) – Bush – COA (gutters)
61. 21 Maple Street K(Theosophical Society – 13-71P) – Makowka – CONA (gutters/fascia)
62. 19 Wellington Street (Kirchheimer – 13-72P) – Makowka – CONA (windows)
63. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
64. 20 Russell Street (Martin/Briggs – 13-75R) – Makowka – CONA (gutters)
65. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
66. 11 Russell Terrace (Boroway – 14-01R) – Makowka – CONA (basement windows/siding)
67. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – COA (New Building)
68. 111 Pleasant St. (Fredieu – 14-03P) – COA (Awnings)
69. 40 Westmoreland Ave. (Radoslovich – 14-04M) – CONA (Rear & deck sliders)
70. 17 Russell St. (Makowka –14-05R) – 10 Day COA (roof & gutters)
71. 21 Oak Knoll (Donal – 14-06P) – CONA (side door)
72. 59 Jason Street(Bouvier – 14-07J) – CONA (fence)
73. 187 Lowell Street (Grinnell – 14-08M) – CONA (Gutters, chimney, roof)
74. 195 Pleasant Street (Hamel – 14-09P) – CONA (Gutters, Window sill)
75. 39 Russell Street (Walsh – 14-11R) - COA (Addition new wing, repairs existing house)
76. 50 Westmoreland Ave. (Sessa – 14-12M) – COA (Solar Panels)
77. 27 Jason Street (Worden – 14-13J) – CONA (Rear roof)
78. 105 Pleasant Street (Erulkar – 14-14P) – 10 Day COA (Gutters)
79. 105 Pleasant Street (Erulkar – 14-15P) – CONA (Wood trims)
80. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
81. 742 Mass. Ave.(Davidson – 14-17J) - CONA
82. 34 Academy Street (Ellison – 14-18P) – CONA (Windows)
83. 49 Academy Street (Baldwin – 14-19P) – CONA (Garage)
84. 81 Westminster (Lemire – 14-21M) – CONA (Roof)
85. 17 Jason Street (Harrington – 14-22J) – CONA (Roof)
86. 19 Maple Street (Hirani – 14-23P) – CONA (Front Porch Steps, Landing, Rear Windows)
87. 19 Maple Street (Hirani – 14-24P) – 10 Day COA (Gutters)
88. 54 Westminster Ave. (O'Shea – 14-25M) – COA (Addition)
89. 34 Academy Street (Ellison – 14-26P) – COA (Siding)
90. 49 Academy Street (Baldwin – 14-27P) – COA (Front Steps, Garage Renovations)
91. 268 Broadway (Carlton-Gyson – 14-28B) – COA (Fence)
92. 28 Academy Street (Rehrig – 14-29P) – CONA (Front Porch Steps, Fascia, Soffits)
93. 151 Lowell Street (Wyman – 14-30M) – CONA (Wood Trim)
94. 28 Academy Street (Rehrig – 14-31P) – 10 Day COA (Fiberglass Gutters)
95. 99 Westminster Ave. (Doctrow – 14-32M) – 10 Day COA (Heat Pump)
96. 742 Mass. Ave. (Davidson – 14-33J) – CONA (Siding, Corner Boards)
97. 105 Pleasant Street (Malcomson – 14-34P) – CONA (Rear Storm Door)
98. 20 Maple Street (Kapinos – 14-35P) – CONA (Shingles, Rakes)
99. 28 Academy Street (Rehrig – 14-36P) – CONA (Roof Shingles)

Meeting Adjourned 10:05pm